

VENTURA COUNTY
TRANSPORTATION COMMISSION

LANDSCAPE NOTES

GENERAL PLANTING NOTES

ALL PLANTING AND IRRIGATION TO BE INSTALLED PER CITY OF MOORPARK LANDSCAPE STANDARDS AND GUIDELINES

1. ALL TREES WITHIN 5' OF ANY HARDSCAPE SHALL RECEIVE ROOT BARRIERS.
2. ALL SHRUBS AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF SHREDDED WOOD MULCH.
3. SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.

WATER CONSERVATION STATEMENT

THE LANDSCAPE AND IRRIGATION WILL COMPLY WITH THE CITY OF MOORPARK WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO. 383) AND LANDSCAPE WATER CONSERVATION STANDARDS. TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY. THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLER'S AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE. PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE. EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER. PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES. SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE DETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION. TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACK-FLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

PLANT PALETTE

BOTANICAL NAME:

EXISTING STREET TREES - PROTECT IN PLACE
SCHINUS MOLLE

PROPOSED STREET TREES - 48" BOX
QUERCUS AGRIFOLIA

TREES

AGONIS FLEXUOSA
ARBUS MENZIESII
OLEA EUROPAEA 'WILSONI'
PLATANUS RACEMOSA
PRUNUS CAROLINIANA
QUERCUS AGRIFOLIA
QUERCUS WISLIZENI

VINES

FICUS PUMILIA
PARTHENOCISSUS QUINQUEFOLIA

VINES ON MTA FENCE
DISTICTIS BUCINATORIA
LONICERA JAPONICA 'HALLIANA'

BACKGROUND SHRUBS

CISTUS LADANIFER
FREMONTODENDRON 'KEN TAYLOR'
GREVILLEA SPECIES
RHAMNUS CALIFORNICA
RHUS INTERFOLIA
RHUS OVATA
RIBES INDECORUM
RHAPHIOLEPIS SPECIES
SALVIA SPECIES
WESTRINGIA FRUTICOSA 'MUNDI'

COMMON NAME:

CALIFORNIA PEPPER

COAST LIVE OAK

PEPPERMINT TREE
MADRONE
FRUITLESS OLIVE
CALIFORNIA SYCAMORE
CAROLINA LAUREL CHERRY
COAST LIVE OAK
INTERIOR LIVE OAK

CREEPING FIG

VIRGINIA CREEPER

RED TRUMPET VINE
JAPANESE HONEYSUCKLE

CRIMSON SPOT ROCKROSE

FANNELE BUSH
GREVILLEA
CALIFORNIA COFFEEBERRY
LEMONADE BERRY
SUGAR BUSH
WHITE FLOWERING CURRANT
HAWTHORN
SAGE
DWARF COAST ROSEMARY

FOREGROUND SHRUBS & GROUNDCOVERS/ACCENTS

ACHILLEA MILLEFOLIUM 'MOONSHINE'
AGAVE SPECIES
ARCTOSTAPHYLOS 'EMERALD CARPET'
CISTUS SALVIFOLIUS
ERIGERON GLAUCUS
ESCHSCHOLZIA CALIFORNICA
FESTUCA OVINA GLAUCOA
FESTUCA MAIREI
FRAGARIA CHILDENSIS
HELIOTRICHON SEMPERVIRENS
IRIS DOUGLASIANA
LAVANDULA SPECIES
LEYMUS CONDENSATUS 'CANYON PRIDE'
LIMONIUM PEREZII
MULLENBERGIA RIGENS
PENSTEMON SPECIES
PUNICA GRANATUM 'NANA'
PYRACANTHA 'SANTA CRUZ'
ROMNEYA COULTERI
ROSMARINUS SPECIES
ROSA 'ICE CAP'
SISYRINCHIMUM BELLUM

WATER QUALITY SHRUBS

BACCHARIS DOUGLASSII
JUNCUS PATENS
LEYMUS CONDENSATUS 'CANYON PRIDE'
MULLENBERGIA RIGENS

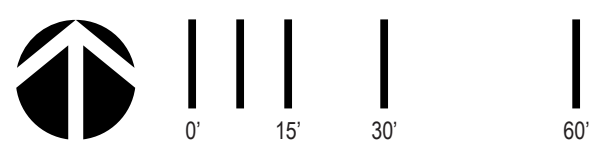
TURF

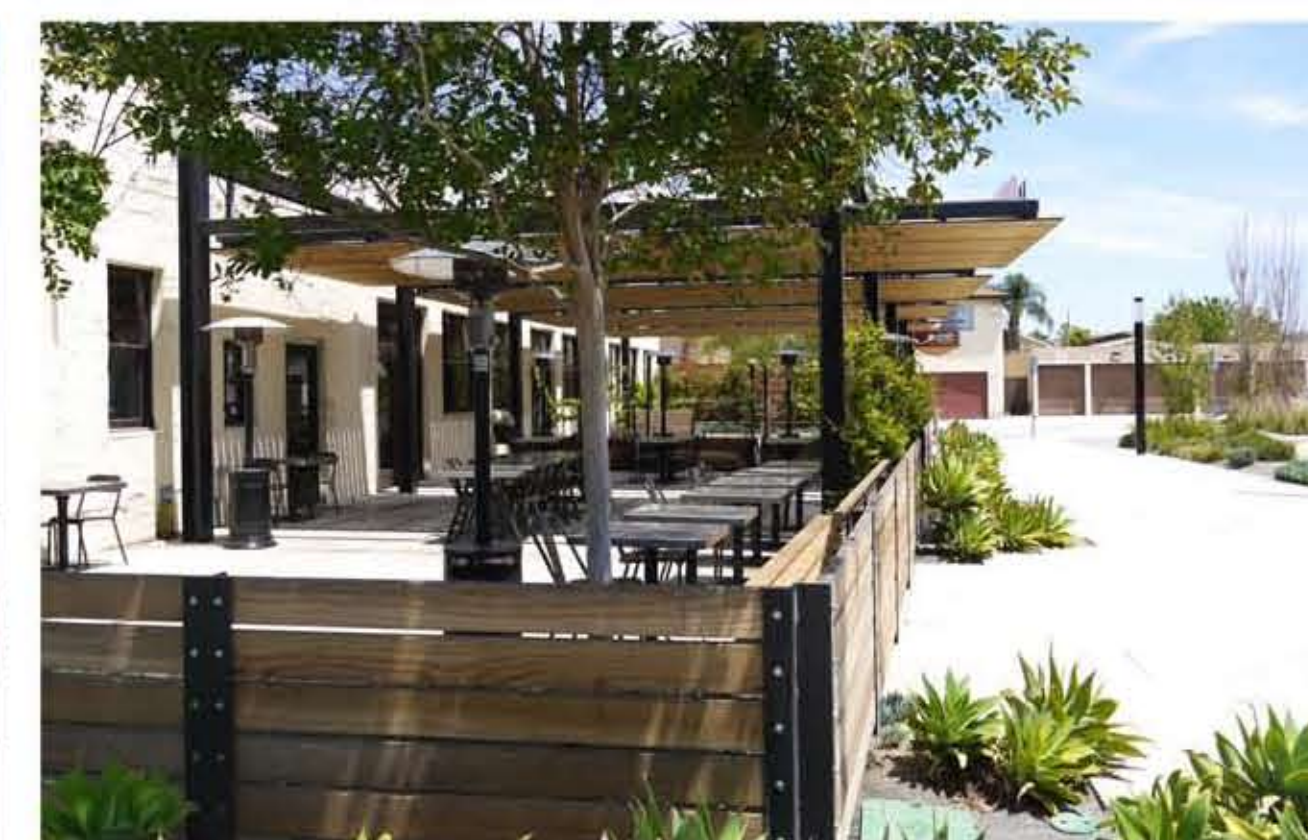
SODDED TALL-TYPE WATER CONSERVING HYBRID BERMUDA

YARROW
AGAVE
EMERALD CARPET
SAGELEAF ROCKROSE
EASIDE DAISY
CALIFORNIA POPPY
BLUE FESCUE
ATLAS FESCUE
WILD STRAWBERRY
BLUE OAT GRASS
DOUGLAS IRIS
LAVENDER
SEA LAVENDER
DEER GRASS
BEARD TONGUE
DWARF POMEGRANATE
FIRETHORN
MATILJA POPPY
ROSEMARY
ROSE
BLUE EYED GRASS

MARSH BACCHARIS

CALIFORNIA GRAY RUSH
WILD RYE
DEER GRASS







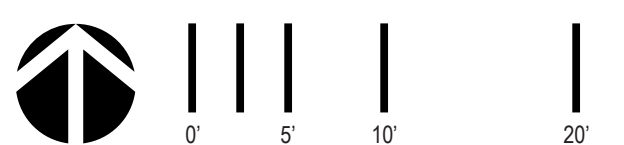
- COMMUNITY GREEN
- existing pepper tree canopy
 - synthetic turf (50' X 100')
 - seat wall
 - lawn games
 - movie night
 - landscape buffer at high street
 - extend paving for outdoor dining
 - monument sign or art in public (seperate submittal)

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET IMPROVEMENTS

WATER QUALITY PLANTER (TYP.)

- THE SILO
- repurposed steel shade structure
 - outdoor dining
 - silo "tank"
 - access to game / picnic area to the South

UNSTRUCTURED GAME AREA WITH MOVEABLE FURNITURE





- COMMERCIAL ENTRIES
- access to ground level commercial
 - native planting

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET
IMPROVEMENTS

BIKE RACKS

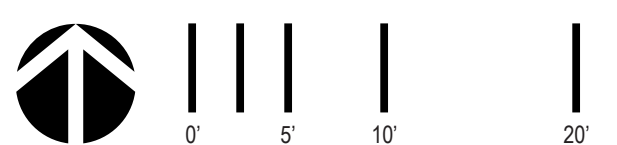
BIKE RACKS

WATER QUALITY PLANTER (TYP.)



CHIP SEAL PARKING

WELDED WIRE FENCE
WITH VINES PER MTA



- COMMERCIAL ENTRIES
- protect existing pepper trees
 - access to ground level commercial
 - native planting

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET
IMPROVEMENTS

COBBLE with DECORATIVE BOULDERS



CHIP SEAL PARKING

WELDED WIRE FENCE
WITH VINES PER MTA



- COMMERCIAL ENTRIES
- access to ground level commercial
 - native planting

EXISTING PEPPER TREE - PROTECT IN PLACE

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET
IMPROVEMENTS



CHIP SEAL PARKING

WELDED WIRE FENCE
WITH VINES PER MTA

WATER QUALITY PLANTER (TYP.)

PROPOSED
MTA
PARKING LOT





THEME STREET LIGHT WITH BANNERS +/- 45' O.C.
TOTAL: 19



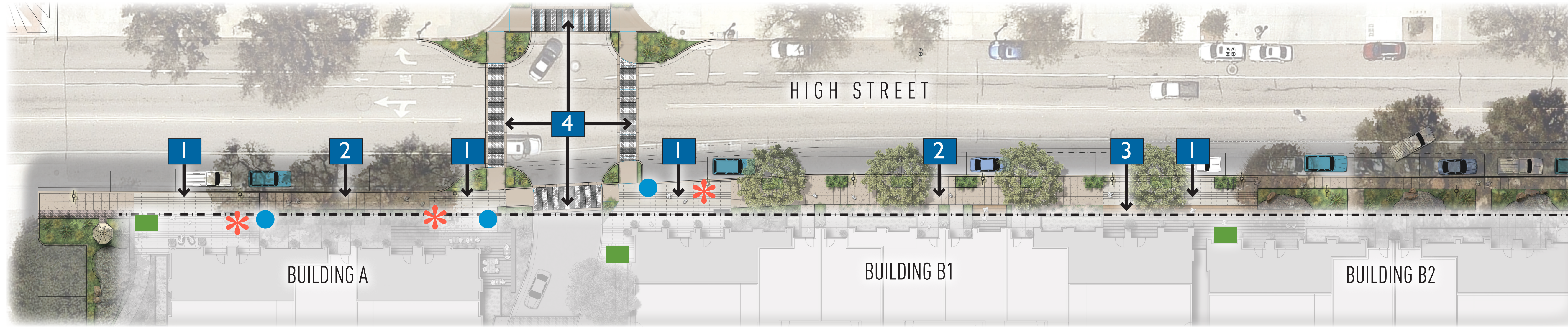
BIKE RACK
TOTAL: 24



TRASH RECEPTICLE
TOTAL: 6



BENCH with CENTER ARMREST
TOTAL: 7

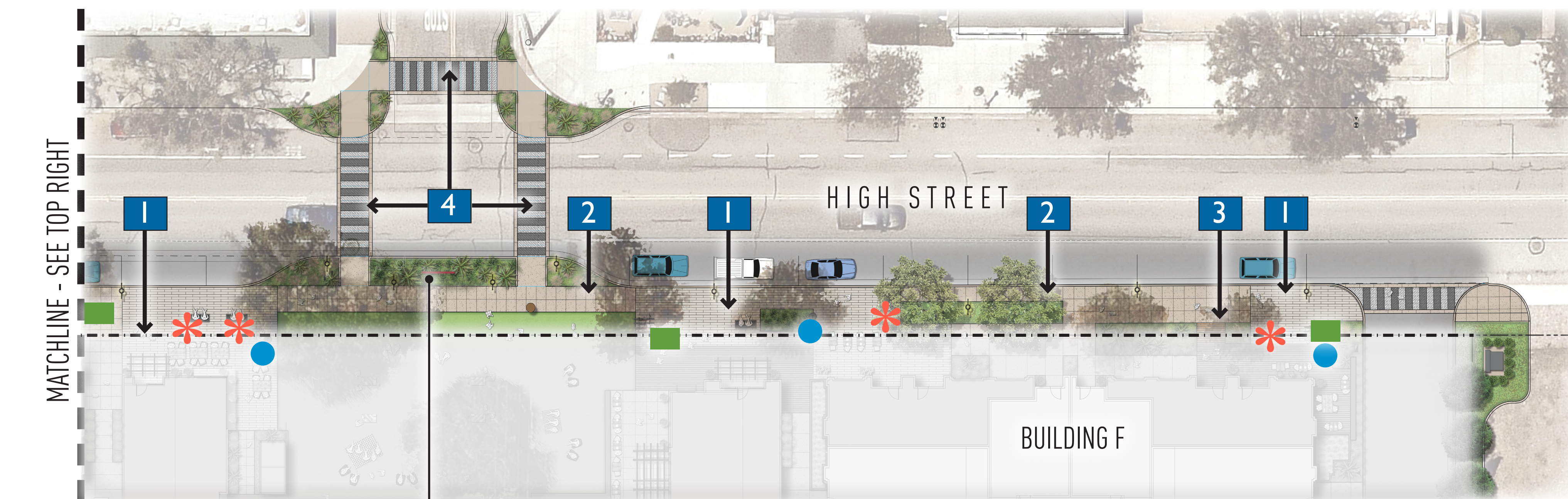


MATCHLINE - SEE BOTTOM LEFT

MAINTENANCE NOTE:

PROPERTY MANAGEMENT COMPANY OR OWNER WILL MAINTAIN NON-STANDARD PAVING MATERIALS AND LANDSCAPE IN THE PUBLIC R.O.W. (SUBJECT TO AN APPROVED AND EXECUTED MAINTENANCE AGREEMENT):

- 2,581 S.F. LANDSCAPE AREA
- 3,873 S.F. CONCRETE PAVERS
- 293 S.F. BRICK PAVERS
- 630 S.F. TURF

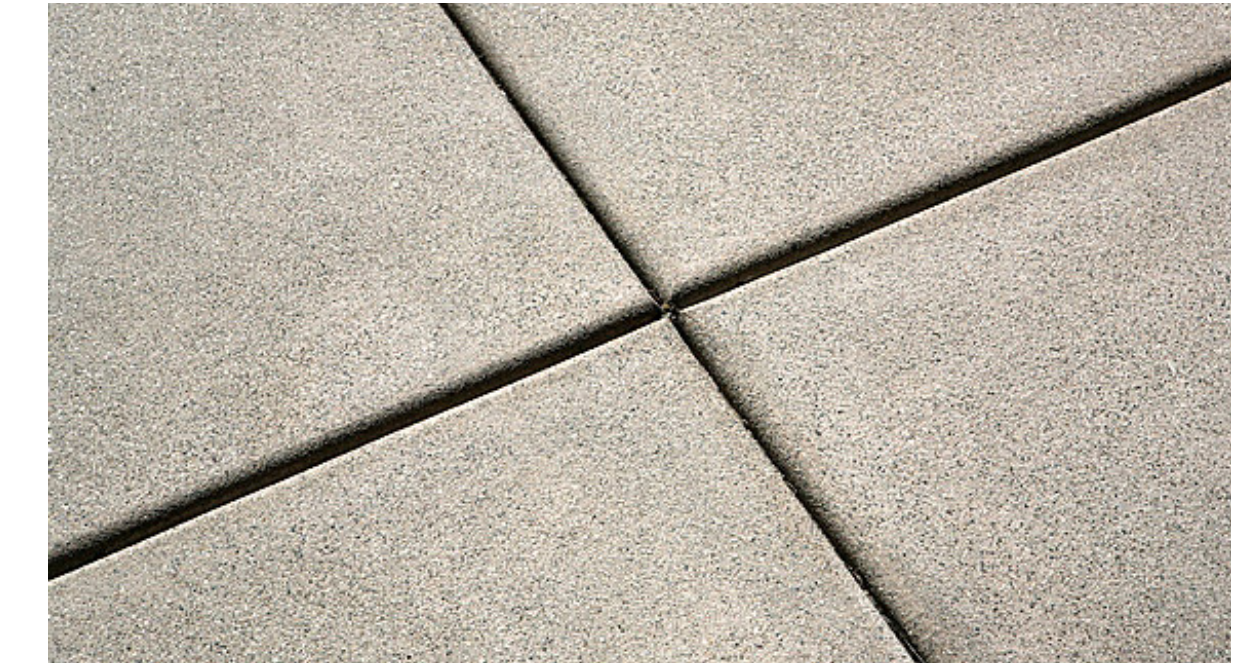


MATCHLINE - SEE TOP RIGHT

COMMUNITY GREEN
MONUMENT SIGN



1 LINEAR CONCRETE PAVERS



2 CONCRETE PAVING WITH DECORATIVE SCORING



3 BRICK PAVERS



4 CONCRETE PAVES CROSSWALK - ZEBRA STRIPE

